

OPA-LOCKA NEIGHBORHOOD REVITALIZATION STRATEGY AREA PROFILE

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Preface

This is one of a series of short profiles of Neighborhood Revitalization Strategy Areas in Miami-Dade County, Florida. These areas are targeted for assistance by the Miami-Dade County Office of Community and Economic Development under the U.S. HUD Community Development Block Grant program.

These profiles present data from the 2000 Census, Summary Files 1 and 3. Summary File 1 includes basic demographic and housing characteristics from the census "short form" which went to all households. Summary File 3 data are from the census "long form," sent to a sample of one-in-ten households in Miami-Dade. These data include economic and social measures such as income, poverty, employment, and education. Where possible, data from 2000 are compared to 1990 and 1980 data to describe change in these communities.

Support for these profiles was provided by the Miami-Dade County Office of Community and Economic Development.

Opa-Locka

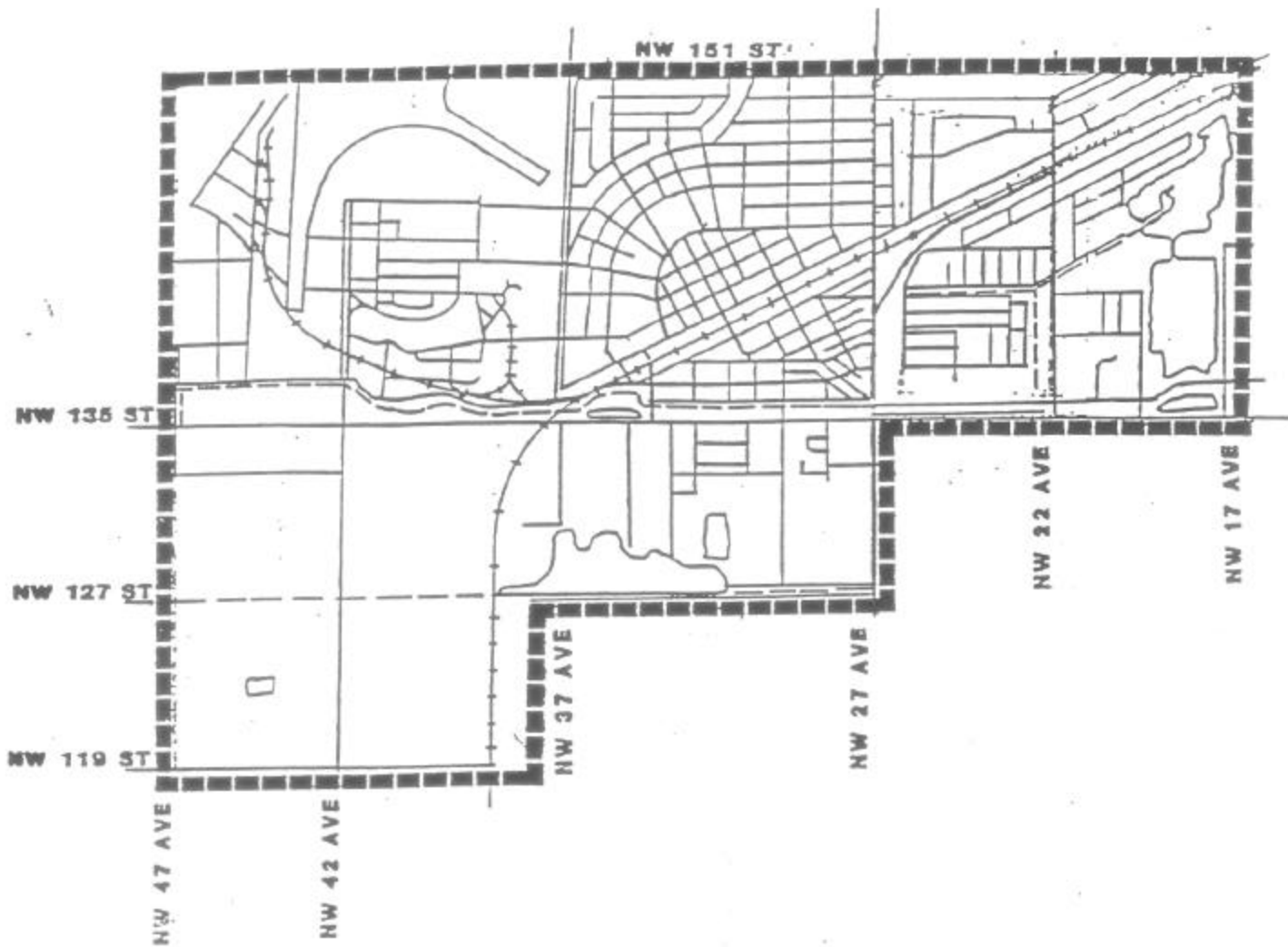
The Opa-locka Neighborhood Revitalization Strategy Area is a city in northern Miami-Dade County. It is a predominantly Black community, but with a growing Hispanic population.

It is a low-income and high-poverty area. The poverty rate for persons in 2000 was 35 percent, down from the 37 percent recorded in 1990. The percent of families in poverty declined from 38 to 31 percent.

Households in Opa-Locka were much more likely to rent than own their housing units. Home values and rents were well below the County average.

Opa-Locka residents had a lower level of educational attainment than the County average.

In sum, the Opa-Locka Neighborhood Revitalization Strategy Area showed some improvement in poverty rates in the past decade, but continues to face serious economic and social challenges.



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Introduction

The Opa-Locka Neighborhood Revitalization Strategy Area is the City of Opa-Locka in northern Miami-Dade County. It is one of the earliest settlements in the County and was incorporated in 1926. In 1940, the population numbered just 497, but by 1950 had grown to 5,271 persons. Blacks moved into the Opa-Locka area in the 1940s and 1950s.

Demographic Characteristics

Total Population

The 2000 population of 14,951 was a decrease from the 15,283 recorded in 1990, reversing the upward trend of the 1980s.

Black and Hispanic Population

The Opa-locka Revitalization Strategy Area is a Black community (71 percent in 2000) as it has been for many decades. Hispanics account for a growing percentage - 29 percent in 2000 up from 27 percent in 1990.

Table 1
Population by Race and Hispanic Origin
Opa-locka and Miami-Dade County
1980 - 2000

	1980	Change 80 to 90	1990	Change 90 to 00	2000
Total	14,460	823	15,283	-332	14,951
Black	9,182	1,421	10,603	47	10,650
Hispanic	2,449	1,737	4,186	82	4,268
White	4,576	-773	3,803	-156	3,647
Non Hispanic White	2,801	-1,799	1,002	-500	502
Non Hispanic Black	8,953	1,041	9,994	106	10,100
Percent					
Total	100%	6%	100%	-2%	100%
Black	63%	15%	69%	0%	71%
Hispanic	17%	71%	27%	2%	29%
White	32%	-17%	25%	-4%	24%
Non Hispanic White	19%	-64%	7%	-50%	3%
Non Hispanic Black	62%	12%	65%	1%	68%
Miami-Dade					
Total	100%	19%	100%	16%	100%
Black	17%	42%	21%	21%	21%
Hispanic	36%	64%	49%	35%	57%
White	78%	12%	73%	15%	72%
Non Hispanic White	46%	-22%	30%	-19%	21%
Non Hispanic Black	17%	37%	19%	20%	20%

Source: U.S. Bureau of the Census, Census of Population and Housing, Summary Tape File 1A, Florida, 1980, 1990. U.S. Census Bureau, Census 2000, Summary File 1, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Age

Like many Black communities, Opa-locka has a somewhat younger population. About 60 percent of the population was below 35 years of age compared to 48 percent in the County. About 8 percent were 65 years and over, compared to 13 percent in the County.

Table 2
Age Distribution
Opa-Locka and Miami-Dade County
1980-2000

	Opa-Locka			Miami-Dade		
	1980	1990	2000	1980	1990	2000
Total Persons	14,460	15,283	14,951	1,623,781	1,937,094	2,253,362
Less than 5	1,563	1,728	1,403	94,237	139,714	157,871
5 to 9	1,359	1,664	1,530	101,385	131,426	145,752
10-14	1,119	1,377	1,354	111,386	120,490	160,754
15-19	1,231	1,167	1,472	136,285	131,060	154,989
20-24	1,839	1,184	1,254	133,039	139,196	144,721
25-29	1,724	1,381	1,072	125,898	168,342	163,859
30-34	1,154	1,444	895	114,333	163,334	173,574
35-44	1,400	1,974	2,043	192,585	278,043	361,966
45-54	1,155	1,163	1,632	187,309	212,098	282,766
55-59	551	483	548	90,929	91,769	109,141
60-64	514	499	473	80,555	90,816	97,417
65-74	579	816	753	149,491	146,131	162,257
75+	272	403	522	105,698	124,675	138,295
	Opa-Locka			Miami-Dade		
	1980	1990	2000	1980	1990	2000
Total Persons	100%	100%	100%	100%	100%	100%
Less than 5	11%	11%	9%	6%	7%	7%
5 to 9	9%	11%	10%	6%	7%	6%
10-14	8%	9%	9%	7%	6%	7%
15-19	9%	8%	10%	8%	7%	7%
20-24	13%	8%	8%	8%	7%	6%
25-29	12%	9%	7%	8%	9%	7%
30-34	8%	9%	6%	7%	8%	8%
35-44	10%	13%	14%	12%	14%	16%
45-54	8%	8%	11%	12%	11%	13%
55-59	4%	3%	4%	6%	5%	5%
60-64	4%	3%	3%	5%	5%	4%
65-74	4%	5%	5%	9%	8%	7%
75+	2%	3%	3%	7%	6%	6%

Source: U.S. Bureau of the Census, Census of Population and Housing, Summary Tape File 1A, Florida, 1980 and 1990. U.S. Census Bureau, Census 2000, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Household Structure

Family households in Opa-Locka were less likely to be comprised of married couples (40 percent compared to about 68 percent Countywide). The percent of family households headed by a female householder (50 percent) was much higher than the County average (24 percent).

Table 3
Households by Family Status
Opa-Locka and Miami-Dade County
1990-2000

	Opa-Locka			Miami-Dade		
	1990	Change 90 to 00	2000	1990	Change 90 to 00	2000
Total Households	4,955	-65	4,890	692,355	84,419	776,774
Family Households	3,551	-113	3,438	481,260	67,233	548,493
Married Couple	1,601	-210	1,391	342,512	28,386	370,898
With children	970	-294	676	164,216	11,331	175,547
No children	631	84	715	178,296	17,055	195,351
Male Householder	388	-60	328	35,377	8,547	43,924
With children	251	-100	151	17,177	-288	16,889
No children	137	40	177	18,200	8,835	27,035
Female householder	1,562	157	1,719	103,371	30,300	133,671
With children	1,283	-97	1,186	64,848	5,468	70,316
No children	279	254	533	38,523	24,832	63,355
Non-family Households	1,404	48	1,452	211,092	17,189	228,281
Percent						
Total Households	100%	-1%	100%	100%	12%	100%
Family Households	72%	-3%	70%	70%	14%	71%
Married Couple	32%	-13%	28%	49%	8%	48%
With children	20%	-30%	14%	24%	7%	23%
No children	13%	13%	15%	26%	10%	25%
Male Householder	8%	-15%	7%	5%	24%	6%
With children	5%	-40%	3%	2%	-2%	2%
No children	3%	29%	4%	3%	49%	3%
Female householder	32%	10%	35%	15%	29%	17%
With children	26%	-8%	24%	9%	8%	9%
No children	6%	91%	11%	6%	64%	8%
Non-family Households	28%	3%	30%	30%	8%	29%

Source: U.S. Census Bureau, Census 2000, Summary File 1, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Housing

Number of Units

The 5,407 housing units reported in 2000 was a decrease from the 5,709 reported in 1990.

Tenure and Vacancy

The vacancy rate in Opa-Locka in 2000 (10 percent) was slightly higher than the comparable County figure of 9 percent.

Renter-occupied units accounted for 64 percent of all occupied units, about the same as in 1990. The renter-occupied share was much higher than the County's 42 percent.

Table 4
Housing Units by Tenure and Vacancy Status
Opa-Locka and Miami-Dade County
1990 to 2000

	Opa-Locka			Miami-Dade		
	1990	Change 90 to 00	2000	1990	Change 90 to 00	2000
Total Units	5,709	-302	5,407	771,288	80,990	852,278
Occupied Units	4,955	-65	4,890	692,355	84,419	776,774
Owner Occupied	1,748	17	1,765	375,912	73,413	449,325
Renter Occupied	3,207	-82	3,125	316,443	11,006	327,449
Vacant Units	754	-237	517	78,933	-3,429	75,504
For Rent	348	-73	275	31,611	-11,745	19,866
For Sale	54	0	54	11,007	-1,152	9,855
Seasonal/Other	29	15	44	32,736	-3,090	29,646
Vacant/Boarded Up/ Other Vacant	323	-179	144	3,579	12,558	16,137
Percent						
Total Units	100%	-5%	100%	100%	100%	100%
Occupied Units	87%	-1%	90%	90%	104%	91%
Owner Occupied	31%	1%	33%	49%	91%	53%
Renter Occupied	56%	-3%	58%	41%	14%	38%
Vacant Units	13%	-31%	10%	10%	-4%	9%
For Rent	6%	-21%	5%	4%	-15%	2%
For Sale	1%	0%	1%	1%	-1%	1%
Seasonal/Other	1%	52%	1%	4%	-4%	3%
Vacant/Boarded Up/ Other Vacant	6%	-55%	3%	0%	351%	2%
Vacancy Rate	13%	78%	10%	10%	-4%	9%

Source: U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Housing Values and Rents

About 92 percent of the owner-occupied homes in Opa-Locka were valued at less than \$100,000 in 2000. The comparable County figure was 34 percent.

Table 5
Value of Specified Owner-Occupied Housing
Opa-locka and Miami-Dade County
1990 to 2000

	1990		2000	
	Opa-locka	Miami- Dade	Opa-locka	Miami- Dade
Total Units	1,512	275,298	1,648	335,815
less than \$30,000	106	4,095	41	2,097
\$30,000 to \$59,999	1030	44,179	524	13,900
\$60,000 to \$99,999	365	129,221	954	98,294
\$100,000 to \$149,999	8	52,723	117	109,962
\$150,000 to \$199,999	0	18,764	12	53,514
\$200,000 +	3	25,746	0	58,048
Percent				
Total Units	100.0%	100.0%	100.0%	100.0%
less than \$30,000	7.0%	1.5%	2.5%	0.6%
\$30,000 to \$59,999	68.1%	16.0%	31.8%	4.1%
\$60,000 to \$99,999	24.1%	46.9%	57.9%	29.3%
\$100,000 to \$149,999	0.5%	19.2%	7.1%	32.7%
\$150,000 to \$199,999	0.0%	6.8%	0.7%	15.9%
\$200,000 +	0.2%	9.4%	0.0%	17.3%

Source: U. S. Bureau of the Census, Census of Population and Housing, Summary Tape File 1, Florida, 1990. U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

About 77 percent of rental units rented for less than \$500. The comparable County figure was 38 percent.

Table 6
Contract Rent for Renter-Occupied Units
Opa-Locka and Miami-Dade County
1990 to 2000

	1990		2000	
	Opa-Locka	Miami-Dade	Opa-Locka	Miami-Dade
Total Units	3,176	305,935	3,119	326,833
less than \$100	562	15,527	554	18,675
\$100 to \$199	440	16,181	340	16,614
\$200 to \$249	286	14,021	155	5,360
\$250 to \$299	254	21,364	160	6,510
\$300 to \$349	592	30,280	192	10,741
\$350 to \$399	471	39,390	260	16,473
\$400 to \$449	236	36,104	326	22,095
\$450 to \$499	184	34,036	416	29,180
\$500 to \$599	69	48,431	374	58,061
\$600 to \$699	19	25,047	221	53,707
\$700+	3	25,554	121	89,417
Percent				
Total Units	100.0%	100.0%	100.0%	100.0%
less than \$100	17.7%	5.1%	17.8%	5.7%
\$100 to \$199	13.9%	5.3%	10.9%	5.1%
\$200 to \$249	9.0%	4.6%	5.0%	1.6%
\$250 to \$299	8.0%	7.0%	5.1%	2.0%
\$300 to \$349	18.6%	9.9%	6.2%	3.3%
\$350 to \$399	14.8%	12.9%	8.3%	5.0%
\$400 to \$499	7.4%	11.8%	10.5%	6.8%
\$450 to \$499	5.8%	11.1%	13.3%	8.9%
\$500 to \$599	2.2%	15.8%	12.0%	17.8%
\$600 to \$699	0.6%	8.2%	7.1%	16.4%
\$700+	0.1%	8.4%	3.9%	27.4%

Source: U. S. Bureau of the Census, Census of Population and Housing, Summary Tape File 1-A, Florida, 1990. U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Income

Incomes in Opa-Locka were lower than the County average. About 72 percent of all households with income had incomes below \$35,000, compared to 48 percent in Miami-Dade County.

Table 7
Income Distribution
Households with Income
Opa-Locka and Miami-Dade County
1999

	Opa-Locka			Miami-Dade		
	Total	Black	Hispanic	Total	Black	Hispanic
Less than \$10,000	1,421	1,067	348	107,901	27,389	62,527
\$10,000 to \$14,999	652	458	177	58,409	12,035	35,437
\$15,000 to \$24,999	911	648	234	111,649	22,886	67,667
\$25,000 to \$34,999	610	464	194	100,833	19,273	59,907
\$35,000 to \$49,999	519	358	139	121,780	21,239	69,946
\$50,000 and over	816	497	237	276,806	35,232	141,943
Total Households	4,929	3,492	1,329	777,378	138,054	437,427
Percent						
Less than \$10,000	29%	31%	26%	14%	20%	14%
\$10,000 to \$14,999	13%	13%	13%	8%	9%	8%
\$15,000 to \$24,999	18%	19%	18%	14%	17%	15%
\$25,000 to \$34,999	12%	13%	15%	13%	14%	14%
\$35,000 to \$49,999	11%	10%	10%	16%	15%	16%
\$50,000 and over	17%	14%	18%	36%	26%	32%
Total Households	100%	100%	100%	100%	100%	100%

Source: U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Poverty

In 2000, Opa-Locka continued to be a high-poverty area. The poverty rate for persons was 35 percent, higher than the County's 18 percent, and down from the 37 percent recorded in 1990.

Children were especially affected by poverty. About 42 percent of all children under 18 were poor, lower than the 47 percent reported in 1990. This was considerably worse than the County's high poverty rates for children, 23 percent.

Table 8
Number and Percent of Persons in Poverty
Opa-Locka and Miami-Dade County
1990 and 2000

	Opa-Locka				Miami-Dade			
	1990		2000		1990		2000	
Total Persons	5,650	37%	5,258	35%	341,261	18%	396,995	18%
Black	4,162	59%	3,933	38%	117,357	30%	124,801	29%
Hispanic	1,586	38%	1,203	28%	183,207	20%	223,335	18%
Elderly	525	43%	502	41%	52,706	20%	55,020	19%
Young								
Under 5	837	54%	637	4%	33,721	25%	32,995	23%
Under 18	2,460	47%	2,149	42%	111,739	24%	127,435	23%

Source: U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Reflecting personal poverty, household poverty rates also remained quite high. About 31 percent of all family households were below the poverty level, a decrease from the 38 percent in 1990. Among female householder households with children, 49 percent were in poverty, down dramatically from the 64 percent reported in 1990.

Table 9
Percent of Households in Poverty
Opa-Locka and Miami-Dade County
1980 and 1990

	Opa-Locka				Miami-Dade			
	1990		2000		1990		2000	
	Number Poor	Percent Poor	Number Poor	Percent Poor	Number Poor	Percent Poor	Number Poor	Percent Poor
Family Households	1,375	38%	1,116	31%	68,679	14%	80,108	14%
Female headed families, with children & no husband present	973	64%	793	49%	27,076	42%	31,621	37%

Source: U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Employment

Labor Force Status

In 2000, 17 percent of the civilian labor force in Opa-Locka was unemployed, worse than in 1990 (13 percent) and worse than the County figure (9 percent). The rate of labor force participation in the area was about the same as the County average. About 44 percent of area residents over 16 were not in the labor force, i.e., neither employed nor looking for work, compared to Miami-Dade's 43 percent.

Table 10
Labor Force Status, Persons 16 Years and Over
Opa-Locka and Miami-Dade County
1990 and 2000

	Opa-Locka				Miami-Dade			
	1990	2000			1990	2000		
	Total	Total	Black	Hispanic Origin	Total	Total	Black	Hispanic Origin
Civilian Labor Force	6,674	5,902	4,096	1,573	976,754	1,009,456	184,703	586,601
Employed	5,626	4,870	3,295	1,348	901,828	921,208	159,184	535,989
Unemployed	1,048	1,032	801	225	74,926	88,248	25,519	50,612
Not in Labor Force	3,609	4,674	2,815	1,709	537,778	747,409	134,834	460,333
Percent								
Civilian labor Force	100%	100%	100%	100%	100%	100%	100%	100%
Employed	84%	83%	80%	86%	92%	91%	86%	91%
Unemployed	16%	17%	20%	14%	8%	9%	14%	9%
Not in Labor Force	35%	44%	41%	52%	36%	43%	42%	44%

Note: All figures refer to the civilian labor force. Members of the armed forces are excluded.

Source: U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Educational Attainment

The educational attainment levels of Opa-Locka residents over 25 lagged behind the County levels. A high 47 percent had not completed high school compared to the County average (15 percent).

Table 11
Educational Attainment
Persons Age 25 and Over
Opa-Locka and Miami-Dade County
1990 to 2000

	1990		2000	
	Opa-Locka	Miami-Dade	Opa-Locka	Miami-Dade
Not High School Graduate	4,437	448,282	3,722	229,000
High School Graduate	2,192	296,444	2,417	458,458
1-3 Years College	1,305	296,109	1,406	536,040
4 Years of College +	333	240,460	438	323,399
Total	8,267	1,281,295	7,983	1,546,897
Percent				
Not High School Graduate	53.7%	35.0%	46.6%	14.8%
High School Graduate	26.5%	23.1%	30.3%	29.6%
1-3 Years College	15.8%	23.1%	17.6%	34.7%
4 Years of College +	4.0%	18.8%	5.5%	20.9%
Total	100.0%	100.0%	100.0%	100.0%

Source: U.S. Bureau of the Census, Census of Population and Housing, Summary Tape File 3A, Florida, 1990. U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.